

*Bentley Rio Grande
586.9 ac*

THE STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

That we, Lloyd M. Denton and Edna Ruth Denton, his wife; Elmer C. Denton and Marie J. Denton, his wife, all of the County of Hidalgo, State of Texas, for and in consideration of the agreements and conditions hereinafter set out, and in consideration of the sum of One and no/100 (\$1.00) Dollars to us in hand paid by the TEXAS STATE PARKS BOARD, the receipt of which is hereby acknowledged and confessed, have GRANTED, SOLD AND CONVEYED and by these presents do GRANT, SELL AND CONVEY unto the said TEXAS STATE PARKS BOARD for PARK PURPOSES all that certain tract or parcel of land containing 586.9 acres, more or less, out of the South End of Parcel 50, Hidalgo County, Texas, and described as follows:

BEGINNING at a point in the East line of Parcel 19 and the West line of Parcel 50 where the South line of the Old Military Telegraph Road as the same is now layed out intersects said Parcel lines.

THENCE in an Easterly and Southeasterly direction following the South right-of-way line of said Old Military Telegraph Road to a point in the South right-of-way line of said road 305 feet West of the East line of Parcel 50.

THENCE South $8^{\circ}34'$ West 800 feet to a point,
THENCE South $57^{\circ}25'$ West 234.3 feet to a point,
THENCE South $8^{\circ}21'$ West 1141 feet to a point,
THENCE South $8^{\circ}13'$ West 800 feet to a point,
THENCE South $8^{\circ}44'$ West 617 feet to a point,
THENCE South $8^{\circ}21'$ West 755 feet to the North bank of the
Rio Grande River said point being 269.85 feet West of
the East line of said Parcel 50.
THENCE South $82^{\circ}15'$ West 469.15 feet to a point, 737.0
THENCE South $55^{\circ}43'$ West 649.9 feet to a point,
THENCE South $71^{\circ}13'$ West 139.2 feet to a point,
THENCE South $75^{\circ}17'$ West 1755.8 feet to a point,
THENCE South $76^{\circ}12'$ West 833 feet to a point,
THENCE North $3^{\circ}22'$ West 928.3 feet to a point,
THENCE North $11^{\circ}0'$ West 734.9 feet to a point,
THENCE North $9^{\circ}09'$ West 1328.1 feet to a point,
THENCE North $23^{\circ}11'$ West 1512.9 feet to a point,
THENCE North $67^{\circ}0'$ East 2254.1 feet to a point being
corner #6 of King Ranch #18,
THENCE North $30^{\circ}30'$ East 1522.4 feet to a point being
corner #5 of King Ranch #18,
THENCE North $45^{\circ}40'$ West 15.4 feet to a point intersecting
the West line of Parcel 50 and the East line of Parcel
19 and King Ranch #18,
THENCE North $0^{\circ}50'$ West 3479.7 feet to a point of beginning.

TOGETHER with all additions therein by virtue of accretions along the South line thereof which South line was at the time of the survey thereof the North bank of the Rio Grande River: HAVE AND RECEIPT and there is reserved from this conveyance any and all oil, gas and other minerals underlying said premises, under the condition and for the time hereinafter stated.

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This conveyance is made upon the CONDITION that the land hereby conveyed shall be used solely for Public Park Purposes and shall be maintained and operated, known and designated as "BENTSEN RIO GRANDE VALLEY STATE PARK"; and it is an express condition of this conveyance that in the event the land hereby conveyed is not so maintained, designated and operated as such a State Park for the benefit of the Public within three years after the termination of the present armed conflict in which this country is now engaged, or at any time thereafter, then title to such land shall revert to and become vested in said above-named Grantors, their heirs, executors and administrators and the TEXAS STATE PARKS BOARD by the acceptance of this conveyance acknowledges the existence and validity of such express condition.

The Grantors herein expressly except and reserve unto themselves for a period of twenty-five years from the date of this conveyance, all the minerals, including oil and gas, which the Grantors own in and under the above-described property, together with the right of ingress and egress thereon for the purpose of exploration, development and removal of any such minerals, oil or gas, however, if prior to such expiration date, oil and/or gas or other minerals in commercial quantities shall be produced from said premises, then in that event, the reservation herein in favor of Grantors, their heirs and assigns shall perpetuate so long as such minerals, oil and/or gas is so removed in paying quantities.

It is, however, an express condition of this conveyance that all reasonable arrangements shall be made for the protection from physical damage to any structures, parkways, roads, playgrounds, picnic units or other similar developments which may have been constructed and installed by Grantee herein, the same to include, burying of all pipe lines at least eighteen inches below the surface, and including the limiting of any well or other drilling operations to at least five hundred feet from any permanent structure erected by Grantee, with the further provision that such structures shall not be erected or placed by the Grantee where the same would prevent the reasonable development of such oil, gas and/or mineral rights.

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Upon the expiration of said twenty-five years from the date of this conveyance, Grantors' reservation of minerals, including oil and gas shall terminate, and title thereto shall be in TEXAS STATE PARKS BOARD, its successors and assigns, forever.

TO HAVE AND TO HOLD the above-described premises, subject to all the conditions, exceptions, and reservations herein stated and made, together with all the rights and appurtenances thereto in anywise belonging unto the said TEXAS STATE PARKS BOARD as its successors and assigns, forever, and we do hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said TEXAS STATE PARKS BOARD, its successors and assigns, against any person whatsoever lawfully claiming or to claim the same or any part thereof.

IN TESTIMONY WHEREOF, Witness our hands at Mission, Texas, this the

28th day of January, A. D. 1944.

Martin J. Bentsen

Martin J. Bentsen

Edna Ruth Bentsen

Edna Ruth Bentsen

Elmer C. Bentsen

Elmer C. Bentsen

Lloyd M. Bentsen

Lloyd M. Bentsen

THE STATE OF TEXAS

COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public in and for Hidalgo

County, State of Texas on this day personally appeared Lloyd M. Bentsen and Edna Ruth Bentsen, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument and who each acknowledge to me that they executed the same for the purposes and conditions therein expressed, and the said Edna Ruth Bentsen, wife of said Lloyd M. Bentsen, having been examined by me privily and apart from her husband and having the same fully explained to her, she, the said Edna Ruth Bentsen, acknowledged such instrument to be her act and deed and she declared she had willingly signed the same for the purposes and considerations therein expressed and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 28th day of January, A. D. 1944.

G. F. DOMRIS
Notary Public in and for Hidalgo
County, Texas.

0580051

THE STATE OF TEXAS

COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public in and for Hidalgo County, State of Texas on this day personally appeared Elmer C. Bentsen and Marie J. Bentsen, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument and who each acknowledge to me that they executed the same for the purposes and conditions therein expressed, and the said Marie J. Bentsen, wife of said Elmer C. Bentsen, having been examined by me privily and apart from her husband and having the same fully explained to her, she, the said Marie J. Bentsen, acknowledged such instrument to be her act and deed and she declared she had willingly signed the same for the purposes and considerations therein expressed and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 28th day of January, A. D. 1944.


G. F. DOHERTY
Notary Public in and for Hidalgo
County, Texas.

THE STATE OF TEXAS

County of Hidalgo

I, O. D. KIRKLAND, Clerk County Court, Hidalgo County, Texas,

do hereby certify that the foregoing instrument, with its certificate of authentication, was filed

for record on the 9th day of February, 1944, at 2:20 P. M.

and the same was recorded on the 28th day of February, 1944, at 10:00 A. M.

Book 526 Page 197-200 10000

Witness my hand and the seal of said Court at the City of El Paso,

this 9th day of February, 1944.

G. M. Tidmore

Deputy

O. D. KIRKLAND

Clerk County Court

Hidalgo County, Texas

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